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Annual Report 1958

Relocation in Chicago

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CITY OF CHICAGO
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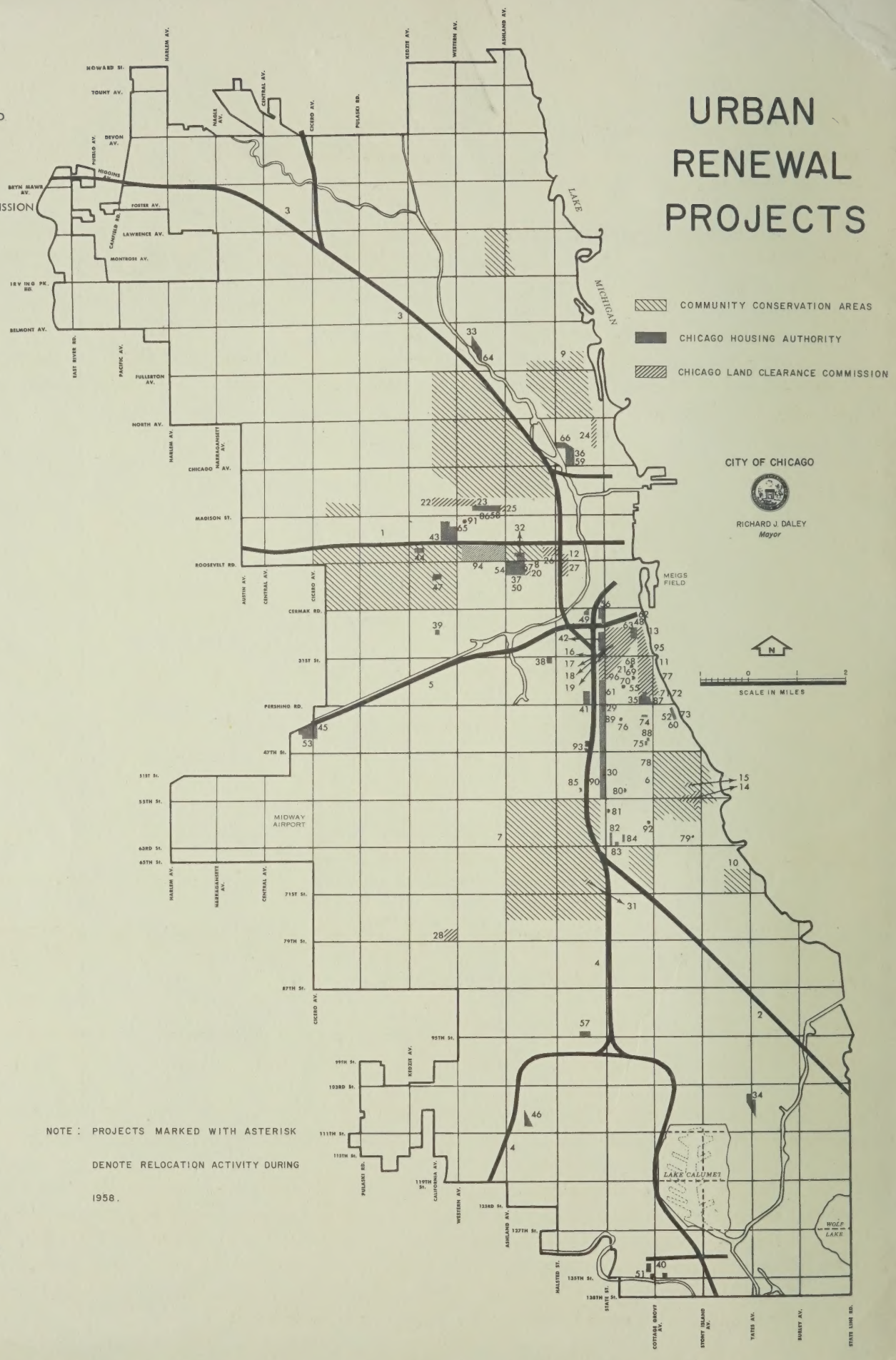
URBAN RENEWAL PROJECTS



EXPRESSWAYS

1. Congress Street
2. Calumet Skyway
*3. Northwest
*4. South
5. Southwest

COMMUNITY CONSERVATION BOARD

6. Hyde Park-Kenwood
7. Englewood
8. Near West Side
9. Lincoln Park
10. South Shore

CHICAGO LAND CLEARANCE COMMISSION

11. Lake Meadows
12. West Central Industrial
*13. Michael
*14. Hyde Park "A"
*15. Hyde Park "B"
*16. Project 6A
*17. Project 6B
18. Project 6C
*19. Project 6D
*20. 13th-Blue Island
21. Illinois Institute of Technology
*22. Lake-California
*23. Lake-Maplewood
*24. North-LaSalle
25. Washington-Hermitage
26. Harrison-Halsted
*27. Roosevelt-Clinton
28. Western-79th
29. State-Pershing
30. State-51st
31. 69th-Stewart

CHICAGO HOUSING AUTHORITY

32. Jane Addams Houses
33. Julia C. Lathrop Homes
34. Trumbull Park Homes
35. Ida B. Wells Homes
36. Francis Cabrini Homes
37. Robert H. Brooks Homes
38. Bridgeport Homes
39. Lawndale Gardens
40. Altgeld Gardens
41. Wentworth Gardens
42. Dearborn Homes
43. Maplewood Courts
44. Harrison Courts
45. Leclaire Courts
46. Racine Courts
47. Ogden Courts
48. Prairie Ave. Courts
49. Archer Courts
50. Loomis Courts
51. Phillip Murray Homes
52. Victor A. Olander Homes
53. Leclaire Courts Extension
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55. Ida B. Wells Extension
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83. 63rd & Indiana
84. 63rd & Wabash
85. 57th & Normal
*86. Lake & Damen
*87. 38th & Cottage Grove
88. 44th & Cottage Grove
*89. 40th & State
*90. 51st & State
91. Jackson & Campbell

CHICAGO DWELLINGS ASSOCIATION

92. Midway Gardens
93. West Kenwood Gardens

OTHER

*94. West Side Medical Center
95. Michael Reese Hospital
96. Illinois Institute of Tech.

NOTE: PROJECTS MARKED WITH ASTERISK DENOTE RELOCATION ACTIVITY DURING 1958.

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RELOCATION IN CHICAGO

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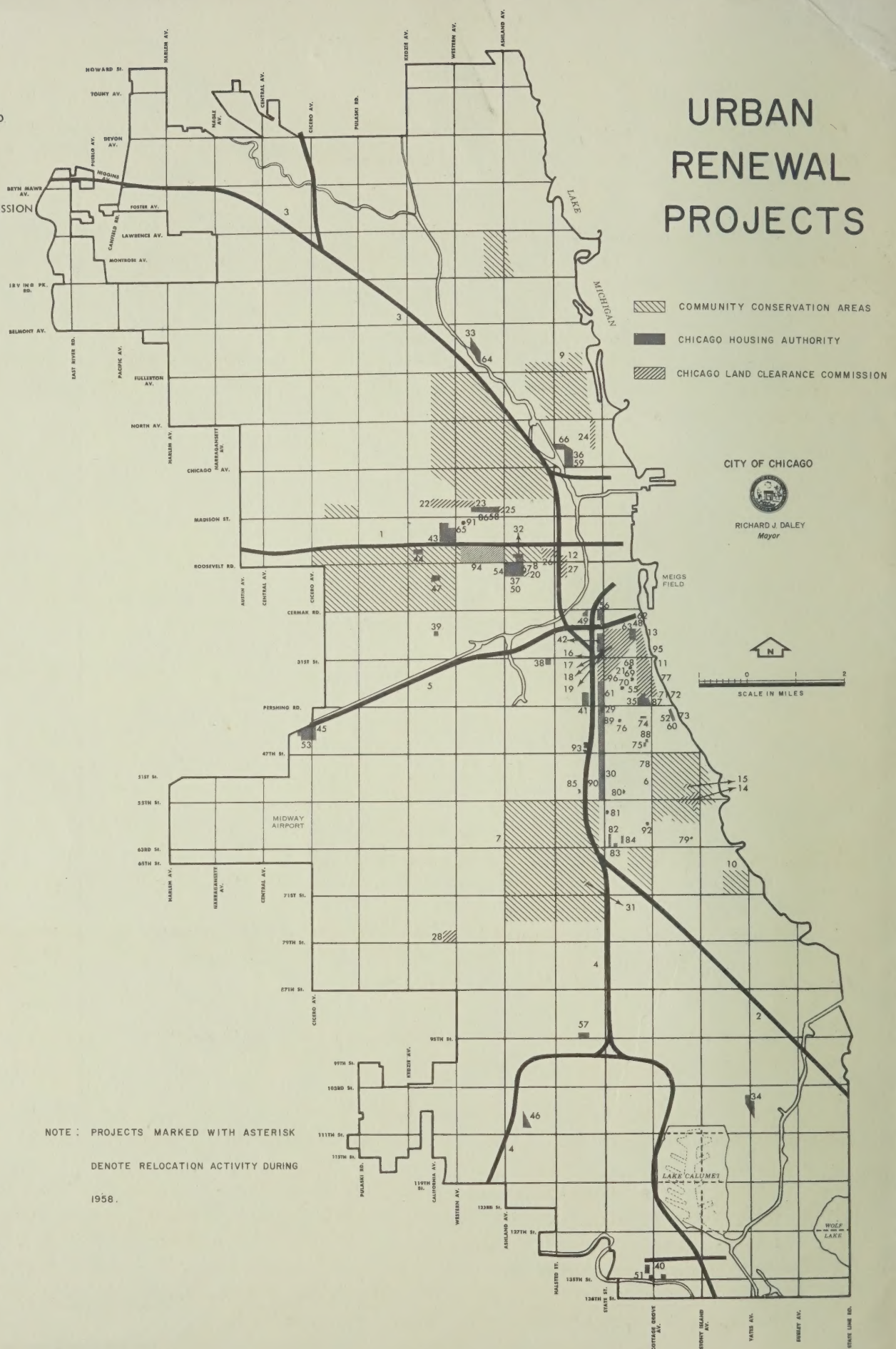
These policies are incorporated in the operations of the three local agencies providing relocation services. These agencies are: City of Chicago Tenants Relocation Bureau, Chicago Housing Authority, and Chicago Land Clearance Commission.

The standards outlined above are regarded as minimum standards. For projects which receive federal aid, federal statutory and administrative standards govern.

The Chicago Land Clearance Commission is governed by the U. S. Housing Act of 1949 as amended, which requires, under Title 1 (Slum Clearance and Urban Renewal Projects), that:

> "There be a feasible method for the temporary relocation of families displaced from the urban renewal area, and that there are or are being provided, in...areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families displaced from the urban renewal area, decent, safe and sanitary dwellings...available to such displaced families and reasonably accessible to their places of employment."

URBAN RENEWAL PROJECTS



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RELOCATION IN CHICA

Chicago has now entered the second decade of its post-war public improvements and urban renewal program. The magnitude of this program is shown by the fact that an estimated 100,000 persons were displaced and had to be re-housed during the first ten years of the program.

In order to carry out a successful relocation program the volume of displacement at any given time must be related to the existing housing supply. Provision must also be made for persons and families of limited financial means: the aged, the ill and other forms of dependency.

The City of Chicago actively assists in the relocation of families displaced by all types of municipal action, including those activities for which relocation assistance is not required by law. In this respect, Chicago has assumed responsibilities and rendered a level of services unmatched by any other city with a reconstruction program of comparable magnitude.

The policy of the City requires that:

1. Any agency or department undertaking the clearance of an area shall be responsible for providing assistance in the rehousing of site residents.

2. Site residents shall be aided in obtaining housing at least equal in quality and condition to that prevailing in the clearance area.

3. The residents shall be aided in obtaining housing which they can afford.

4. Relocation services available to site residents shall consist of:

    a.) Prior notice to residents informing them of intent to clear site.
    b.) Assistance in finding suitable housing.
    c.) For needy families, direct financial assistance may be provided.

5. The cost of relocation services shall be accepted as part of the total project costs.

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The Act further provides that relocation payments be made "to individuals, families and business concerns for their reasonable and necessary moving expenses and any direct losses of property...resulting from their displacement by an urban renewal project...such paymsnts shall...not exceed $100 in the case of an individual or family or $2,500 in the case of a business concern." Determination of whether accommodations qualify as "decent, safe and sanitary" is to be made by the local public agency.

In order to carry out relocation in accordance with the requirements of Title 1 of the Housing Act, the Chicago Land Clearance Commission organized its relocation operations late in 1949. The first task was that of relocating residents from the site of the New York Life Insurance Company (Lake Meadows) project.

At the present time the Commission maintains four field offices, each on a project site, as well as a central relocation staff in its downtown office. The location of each field office is chosen to assure convenient access to all project area residents who are to move from the site. At the present time plans are being made to expand relocation facilities and new field offices will be opened as new project areas are designated.

The Chicago Housing Authority is governed by Title III of the U. S. Housing Act, which provides financial aid to local authorities for the construction of low-rent public housing. Under Title III, first preference for admission into public housing must be given to eligible persons who have been displaced from redevelopment projects and cannot otherwise be rehoused in "decent, safe and sanitary" housing within their financial means. Relocation standards for families displaced by the clearance of land for public housing were not originally stated under Title III of the Act. However, administrative regulations and policies require that private dwelling units in which displaced families are to be rehoused should be at least equal to those on the clearance sites, and at rents within their means. At the present time, the Authority maintains two field offices, each located on redevelopment project sites. The field offices are not only responsible for relocating families from the site, but also for the management of acquired properties.

In order to reduce hardship and to control relocation volume, land acquisition and demolition is carefully scheduled. The Chicago Housing Authority is not officially authorized to make relocation payments. However, in cases of hardship the Authority will forego collecting the last month's rent so that the tenant may utilize the money to pay moving expenses.

No federal statutory or administrative relocation requirements exist for the federally-aided expressway program. The costs of relocating residents from the expressway routes are paid from state and local highway funds. However, the need for statutory provisions similar to those existing in the Title 1 redevelopment program has been recognized and recommended.

In 1948 the Tenants Relocation Bureau, under the direction of the Mayor's Housing and Redevelopment Coordinator, was established to relocate residents displaced by the highway program. The agency's responsibilities also include locating housing for families displaced by code enforcement, and upon request, the agency provides services for the Chicago Board of Education, the Chicago Park District and other governmental agencies.

An agreement has been reached between the Community Conservation Board and the City Tenants Relocation Bureau under which the Bureau will do the relocation work for the Board.

SUMMARY OF RELOCATION ACTIVITIES IN CHICAGO
1958

The volume of residential relocation reached an all time high in 1958 when 4,438 families and 1,556 single persons were relocated to provide land for new construction, public improvements and the expansion of existing public facilities. In 1958 relocation volume was almost twice the number of families and single persons relocated in 1957 -- 2,372 and 864 respectively. Non-residential relocation (industrial and commercial establishments) more than doubled in 1958 (526) as compared to 1957 (237).

Eight percent (315) of the displaced families were relocated to public housing while in 1957 only 123 families (6%) moved in Chicago Housing Authority projects.

During 1958 six different agencies and departments of government were responsible for residential and non-residential displacement.

PERCENT OF TOTAL RELOCATION VOLUME BY AGENCY
1958

Agency	Percent
Highway Departments	46%
Chicago Housing Authority	22
Land Clearance Commission	12
Board of Education	12
Department of Buildings	5
Medical Center Commission	3
	100%

HIGHWAY DEPARTMENTS

Relocation from expressway routes (City, County, State) accounted for the displacement of 2,093 families and 694 single persons. Almost all of the 1958 relocation involved residents on the South Expressway, since relocation from the route of the Northwest Expressway had been substantially completed in previous years. The Northwest route is now completely cleared of residents. As of December 31, 1958, an estimated 3,075 families and 745 single persons remained to be relocated from the South Expressway.

CHICAGO HOUSING AUTHORITY

The number of families and single persons relocated by the Chicago Housing Authority in 1958 totaled 1,338 - almost three times the number relocated in 1957.

The 370 families and 154 single persons relocated last year represent the lowest volume of CHA relocation since 1949.

The number of families and single persons remaining on active CHA clearance sites totaled 3,656 as of December 31, 1958.

CHICAGO LAND CLEARANCE COMMISSION

The total of 450 families and 300 single persons relocated in 1958 was about 19% less than in 1957. The number of single persons relocated increased by 22 percent. A 35% decline in the number of families relocated accounted for the smaller overall relocation volume.

The Commission conducted relocation activities on 11 project sites in 1958. On three of the sites, relocation was completed by the end of the year and substantially completed on one other site. Relocation commenced on seven new projects, three of which had entered the execution stage late in 1957. A total of 3,818 families and 1,240 single persons remain to be relocated from the Land Clearance Commission sites.

BOARD OF EDUCATION

During 1958 the Chicago Board of Education was responsible for the relocation of 530 families and 169 single persons in addition to 47 business concerns. There was no relocation activity in 1957.

As of December 31, 1957, 71 families and 47 single persons remained to be relocated from proposed sites.

DEPARTMENT OF BUILDINGS

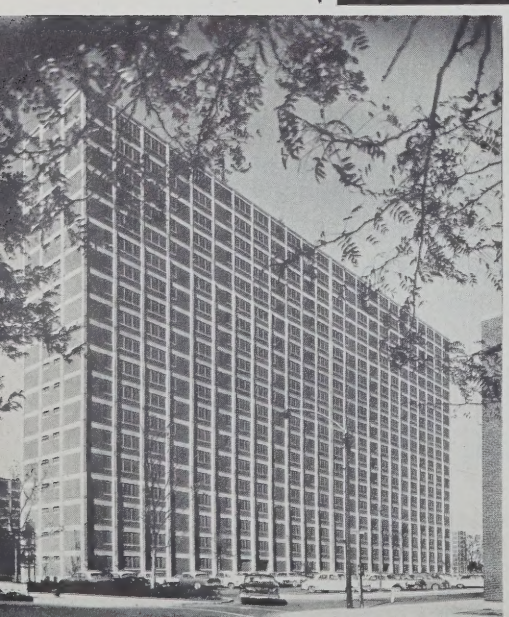
At the request of the Department of Buildings, 178 families and 103 single persons were relocated during 1958 from fire damaged and otherwise dangerous buildings. This is a significant increase over the 51 families and 25 single persons relocated during the previous year.

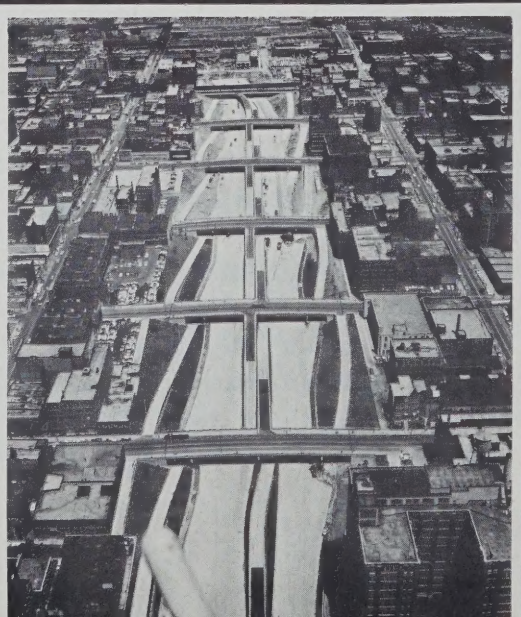
At the end of the year 29 families and 34 single persons remained in buildings ordered vacated or razed.

MEDICAL CENTER COMMISSION

The continuing expansion of the West Side Medical Center necessitated the relocation of 153 families in 1958. This represented a 34% decrease from the 231 families relocated in 1957.

During the ten year period from 1948 to 1958 about 82% of all relocation activity was undertaken on behalf of the public housing, highway and land clearance programs. The cleared sites saw construction of such projects as the International Building at the Chicago Housing Authority's Cabrini Project (left); the Northwest Expressway (center) here seen looking north from Van Buren Street, and the vast Lake Meadows project consisting of high-rise rental units and a shopping center on the near South Side (right).





SUMMARY OF RELOCATION 1948 - 1958

In the period 1948 - 1958, 30,704 families and 9,411 single persons were relocated to clear land designated for urban redevelopment, public housing, highway construction, institutional expansion, community facilities and related programs. An estimated 100,000 persons have been affected by these programs.

Relocation volume has ranged from a low of 712 families in 1948 to a high of 4,438 families in 1958. The annual average is 2,791 families and 856 single persons.

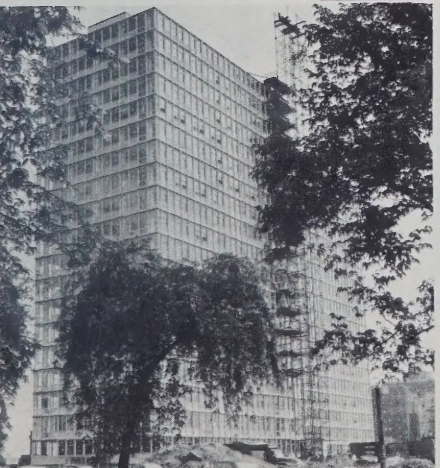
RESIDENTIAL RELOCATION, 1948 - 1958

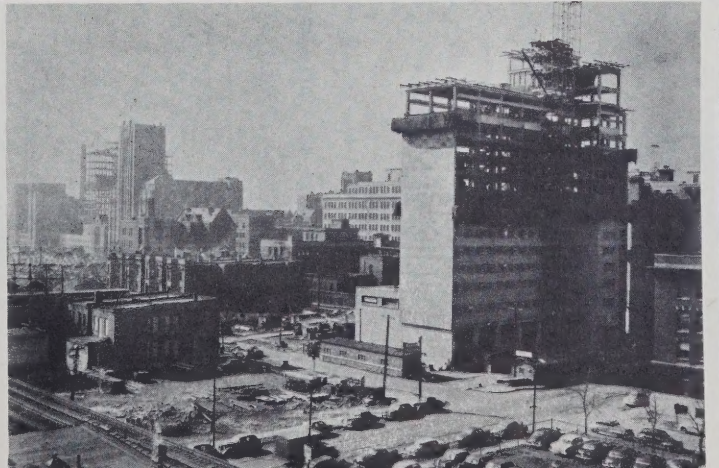
Year	Families	Single Persons
Average: 1948-58	2,791	856
1958	4,438	1,556
1957	2,372	764
1956	2,608	845
1955	3,671	946
1954	3,246	785
1953	3,553	1,055
1952	3,376	828
1951	2,873	943
1950	2,627	909
1949	1,228	678
1948	712	102

In addition 2,045 commercial enterprises and institutions and 276 industrial firms have been displaced since 1949. More than half (50.7%) of non-residential displacement has been caused by the highway construction program.

Three organizations have administered substantially all of the relocation occasioned by 16 different public and private clearance programs in Chicago from 1948 through 1958. These three organizations--the Tenants Relocation Bureau of the City of Chicago, the Relocation Division of the Chicago Housing Authority, and the Relocation Division of the Chicago Land Clearance Commission--have relocated 82% or 25,220 families, (see table) of the total 30,704 families relocated from 1948-58.

New housing, built by private redevelopers, such a s the first of five buildings at Prairie Shores (left) which will contain 1,710 apartments, took place on sites cleared by the Chicago Land Clearance Commission.
Relocation from the expanding West Side Medical Center continued on a diminished scale from 1957, but construction went on at a higher level, such as at Presbyterian Hospital Nurses Residence and School (center).
At the request of the Department of Buildings a significant increase took place in the relocation from fire damage or otherwise hazardous buildings judged unsafe for habitation or in dangerous condition (right).





PROGRAMS INVOLVING RELOCATION IN CHICAGO: 1948-1958

PROGRAM	AGENCY	RELOCATION AGENCY	RESIDENTIAL RELOCATION		
			TOTAL	FAMILIES	SINGLE PERSONS
TOTAL		a/	40,115	30,704	9,411
Expressways	City, County and State Highway Departments	Tenants Relocation Bureau	12,277	9,144	3,133
Congress St.			5,107	3,472	1,695
Northwest			5,527	4,427	1,100
South*			1,583	1,245	338
*Low-Rent Public Housing	Chicago Housing Authority	Chicago Housing Authority	10,119	7,446	2,655
Redevelopment of Blighted Land	Chicago Land Clearance Commission	Chicago Land Clearance Commission	7,877	5,750	2,127
Removal of Veterans Temporary Housing	Chicago Housing Authority	Chicago Housing Authority	2,358	2,358	-0-
Development of West Side Medical Center	Medical Center Commission	b/	2,010	1,934	76
* Expansion of IIT Campus c/	Illinois Institute of Technology c/	c/	1,729 c/	1,300	429
*Expansion of School System	Board of Education	b/	1,235	889	346
*Expansion of Park System	Chicago Park District	b/	783	489	294
*Housing Code Enforcement	Department of Buildings	Tenants Relocation Bureau a/	588	407	181

Expansion of Hospital	[illegible]	d/	d/ 489	367	122
Construction of Veterans Hospital	Veterans Administration	Tenants Relocation Bureau a/	445	445	-0-
Middle-Income Sales Housing	Chicago Dwellings Association	a/ Chicago Housing Authority	94	78	16
School Expansion	De LaSalle Institute	Tenants Relocation Bureau a/	71	60	11
Public Parking	Bureau of Streets	a/ Tenants Relocation Bureau for the Corporation Counsel	e/ 30	19	11

NOTES: a/ Performs relocation services under special contract with the responsible agency.

b/ Residents are encouraged to relocate themselves by providing ample time to locate and move to other housing.

c/ Relocation taken over by the Chicago Land Clearance Commission in 1958.

d/ Relocation and acquisition taken over by the Chicago Land Clearance Commission in 1955 as Area #7.

e/ Included with Department of Buildings until June 1958.

* Currently active in relocation

Approximately one-third (31%) of the families and single persons relocated to date have been displaced from sites designated for public housing projects. Clearance of expressway routes has accounted for another 31%, while Chicago Land Clearance Commission projects have been responsible for 20% of the overall volume. These three programs combined have accounted for 82% of all families and single persons displaced in the past eleven years.

Institutional expansion, such as the Medical Center development and the extension of the Illinois Institute of Technology campus, has accounted for 12% of the postwar relocation volume. Schools, parks, and code enforcement combined account for the remaining 6 percent.

PERCENT OF RELOCATION VOLUME BY PROGRAM
1948 - 1958

Program	Percent of Total Relocation Volume
Public Housing	31%
Highways	31
Land Clearance	20
Institutional Expansion	12
Parks	2
Schools	3
Code Enforcement	1
	100%

Approximately 2,000 acres of blighted land have been approved for clearance since 1947. About 1,040 acres had actually been cleared as of December 31, 1958.

Some of the visible results of this clearance and relocation program are:

a. The completion of 8,587 new units of low-rent housing by the Chicago Housing Authority.

b. The construction of 318 apartments and 52 single family dwelling units of middle income housing by the Chicago Dwellings Association.

c. The substantial completion of the Lake Meadows redevelopment project containing 2,040 apartments, a modern shopping center, and new school and park facilities by the Chicago Land Clearance Commission.

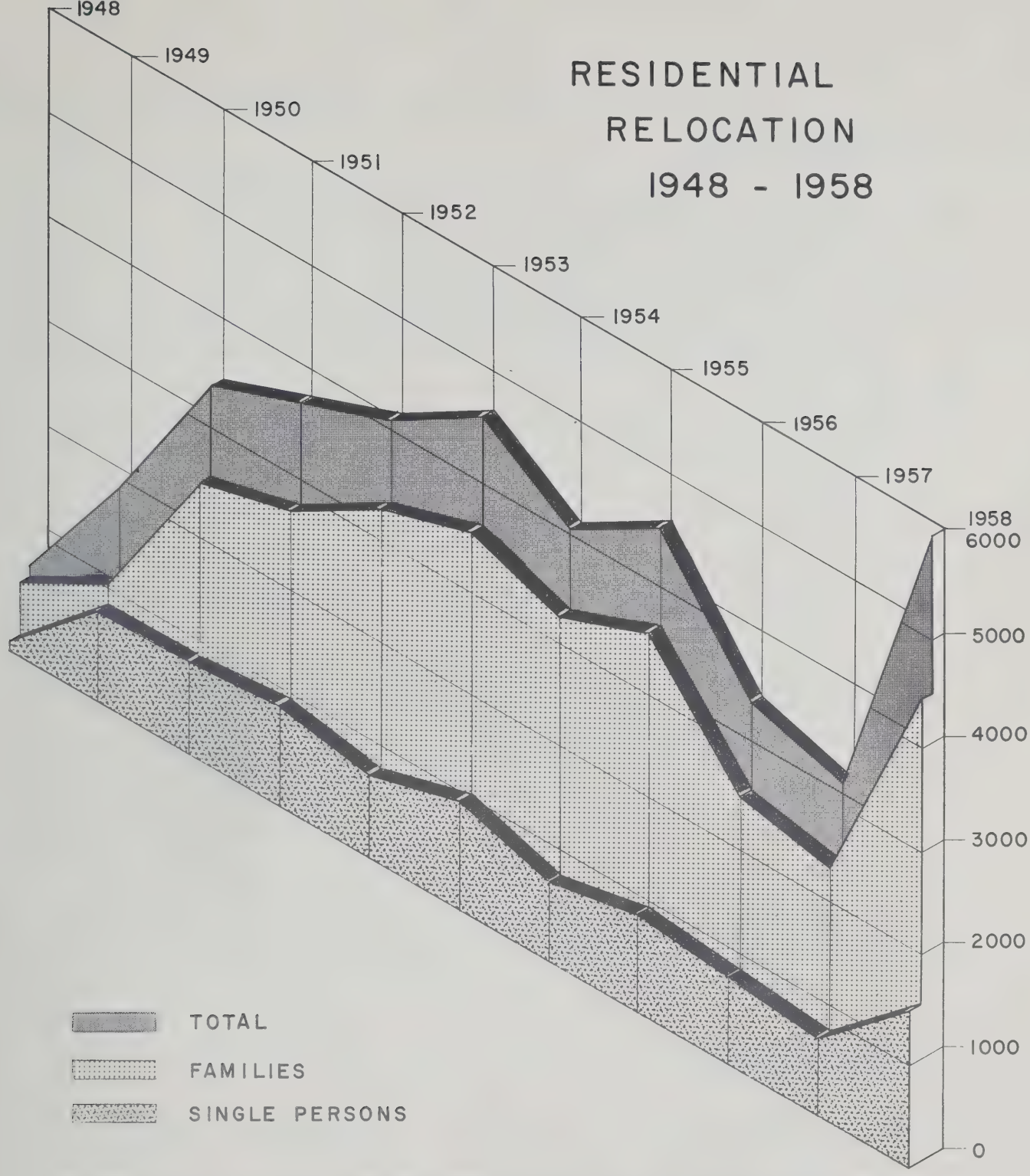
d. The partial construction of 1,500 new apartments in the Michael Reese development area. (Prairie Shores)

e. The beginning of construction of 825 new apartments and homes, as well as a modern shopping center, in the Hyde Park A and B Redevelopment area.

f. The substantial completion on the West Side of the 305 acre Medical Center, the largest concentration of medical treatment, educational and research facilities in the world.

g. A 62 acre extension and modernization of the Illinois Institute of Technology campus.

h. Construction of the 10 acre Dunbar Vocational High School, the largest and most modern public vocational school in the nation.



i. Seventeen new schools, 16 additions to existing schools, and 8 school playgrounds built on cleared land.

j. The expansion of De LaSalle High School.

k. Completion of the 8-mile long Congress Street Expressway.

l. The beginning of construction of the Northwest Expressway which will provide direct access to the "Loop" for those residing in the north and northwest sections of the Chicago area.

CHRONOLOGY OF RELOCATION ACTIVITIES

1948 - 712 FAMILIES RELOCATED

Programs involving active relocation:

1. Public housing (1 project)
2. Congress Street Expressway
3. West Side Medical Center Development
4. Illinois Institute of Technology campus expansion
5. Veterans Administration Hospital

Major relocation project:

Clearance of site for Dearborn Homes (Public Housing) necessitated the relocation of 190 families

1949 - 1,228 FAMILIES RELOCATED

Programs involving active relocation:

1. Congress Street Expressway - continued
2. Public housing (3 projects) - continued
3. West Side Medical Center - continued
4. Illinois Institute of Technology - continued
5. Beginning of relocation on Chicago Land Clearance Commission's Lake Meadows project at 31st and Cottage Grove
6. Relocation completed on site of Veterans Administration Hospital
7. Beginning of relocation to provide room for expansion of Michael Reese Hospital facilities

Major relocation projects:

1. One-third (409 families) of relocation volume accounted for by movement of families from the right-of-way of the Congress Street Expressway.
2. 29% (354 families) displaced by the Veterans Administration Hospital.
3. An additional 22% (270 families) displaced by institutional expansion for Medical Center and Illinois Institute of Technology.

1950 - 2,627 FAMILIES RELOCATED

Programs involving active relocation:

1. Lake Meadows slum clearance project - continued
2. Congress Street Expressway
3. Public housing (6 projects) - continued
4. Medical Center - continued
5. Illinois Institute of Technology - continued
6. Michael Reese Hospital - continued

Major relocation projects:

1. Relocation from Lake Meadows site accounted for 42% (1,098 families) of total volume.
2. Congress Street Expressway displaced 31% (803 families).

1951 - 2,873 FAMILIES RELOCATED

Programs involving active relocation:

1. Lake Meadows slum clearance project - continued
2. Public housing (3 projects) - continued
3. Congress Street Expressway - continued
4. Medical Center - continued
5. Illinois Institute of Technology - continued
6. Michael Reese Hospital - continued
7. Beginning of relocation for new and expanded public schools by the Board of Education

Major relocation projects:

1. Lake Meadows relocation (1,255 families) accounted for 44% of the total.
2. Public housing - 20% (583 families)
3. Congress Street Expressway - 18% (528 families)

1952 - 3,376 FAMILIES RELOCATED

Programs involving active relocation:

1. Public housing (4 projects) and beginning of relocation from veterans temporary housing.
2. Congress Street Expressway - continued; first relocation from site of the Northwest Expressway.
3. Lake Meadows project - continued
4. Medical Center - continued
5. Illinois Institute of Technology - continued
6. Michael Reese Hospital - continued
7. Public Schools by Board of Education - continued
8. Relocation from dangerous buildings ordered by the Department of Buildings
9. First relocation for new parks by the Chicago Park District

Major relocation projects:

1. The two expressway projects caused 22% (770 families) of total.
2. Lake Meadows project accounted for 16% (550 families) of relocation.

1953 - 3,553 FAMILIES RELOCATED

Programs involving active relocation:

1. Public housing (7 projects) continued; relocation from veterans temporaries, continued
2. Congress Street and Northwest Expressways - continued
3. Lake Meadows project - continued
4. Chicago Park District - continued
5. Illinois Institute of Technology - continued
6. Board of Education - continued
7. Medical Center - continued
8. Michael Reese Hospital - continued
9. First relocation for Chicago Dwellings Association middle-income housing projects

1953 continued

Major relocation projects:

1. The Congress Expressway project accounted for 27% (962 families) of total.
2. Abbott Homes housing project accounted for 5% (300 families) of relocation.

1954 - 3,246 FAMILIES RELOCATED

Programs involving active relocation:

1. Public housing (8 projects) -continued; and relocation from veterans temporaries - continued
2. Relocation from Congress Expressway - completed; Northwest Expressway continued
3. Lake Meadows - continued; first relocation from site of West Central Industrial District (CLCC Project #3).
4. Illinois Institute of Technology - continued
5. Medical Center - continued
6. Chicago Park District - continued
7. Chicago Dwellings Association - continued
8. Department of Buildings

Major relocation projects:

1. Demolition of veterans temporary housing accounted for 39% (807 families) of the total relocation volume.
2. Cabrini Extension housing project accounted for 29% (608 families) of relocation.
3. Northwest Expressway relocation accounted for 17% (358 families) of the total.

1955 - 3,671 FAMILIES RELOCATED

Programs involving active relocation:

1. Public housing (7 projects) - continued; removal from veterans temporaries, continued
2. Northwest Expressway - continued; beginning of relocation for 31st Street grade separation - one year only.
3. Lake Meadows relocation - continued, CLCC project #3 continued, beginning of relocation from CLCC projects: #6A, Michael Reese Hospital (#7), Hyde Park "A" and "B".
4. Medical Center - continued
5. Illinois Institute of Technology - continued
6. Chicago Park District - continued
7. Relocation from site of De LaSalle Instutute expansion.
8. Chicago Board of Education
9. Department of Buildings - continued
10. Chicago Dwellings Association - continued

1955 continued

Major relocation projects:

1. Cabrini extension housing project accounted for 21% (789 families) of relocation
2. Northwest Expressway caused 19% (681 families) of the year's relocation

1956 - 2,608 FAMILIES RELOCATED

Programs involving active relocation:

1. Northwest Expressway project - continued
2. CLCC projects #3, #6A, #7, Hyde Park "A" and "B" continued
3. Public housing (6 projects) - continued; relocation from veterans temporaries, completed
4. Medical Center - continued
5. Department of Buildings - continued
6. Chicago Park District - continued

Major relocation projects:

1. Northwest Expressway caused 45% (1,174 families) of year's relocation
2. Hyde Park "A" accounted for 11% (284 families) of all relocation
3. Rockwell Gardens housing project accounted for 10% (264 families) of all relocation

1957 - 2,372 FAMILIES RELOCATED

Programs involving relocation:

1. Northwest Expressway - continued; beginning of relocation on South Expressway
2. CLCC projects #3, #6A, #7, Hyde Park "A" and "B" - continued
3. Public housing (7 projects) continued
4. Medical Center - continued
5. Department of Buildings - continued
6. Chicago Park District - continued

Major relocation projects:

1. The Northwest Expressway accounted for 39% (972 families) of relocation
2. Hyde Park "A" accounted for 22% (518 families) of relocation

1958 - 4,438 FAMILIES RELOCATED

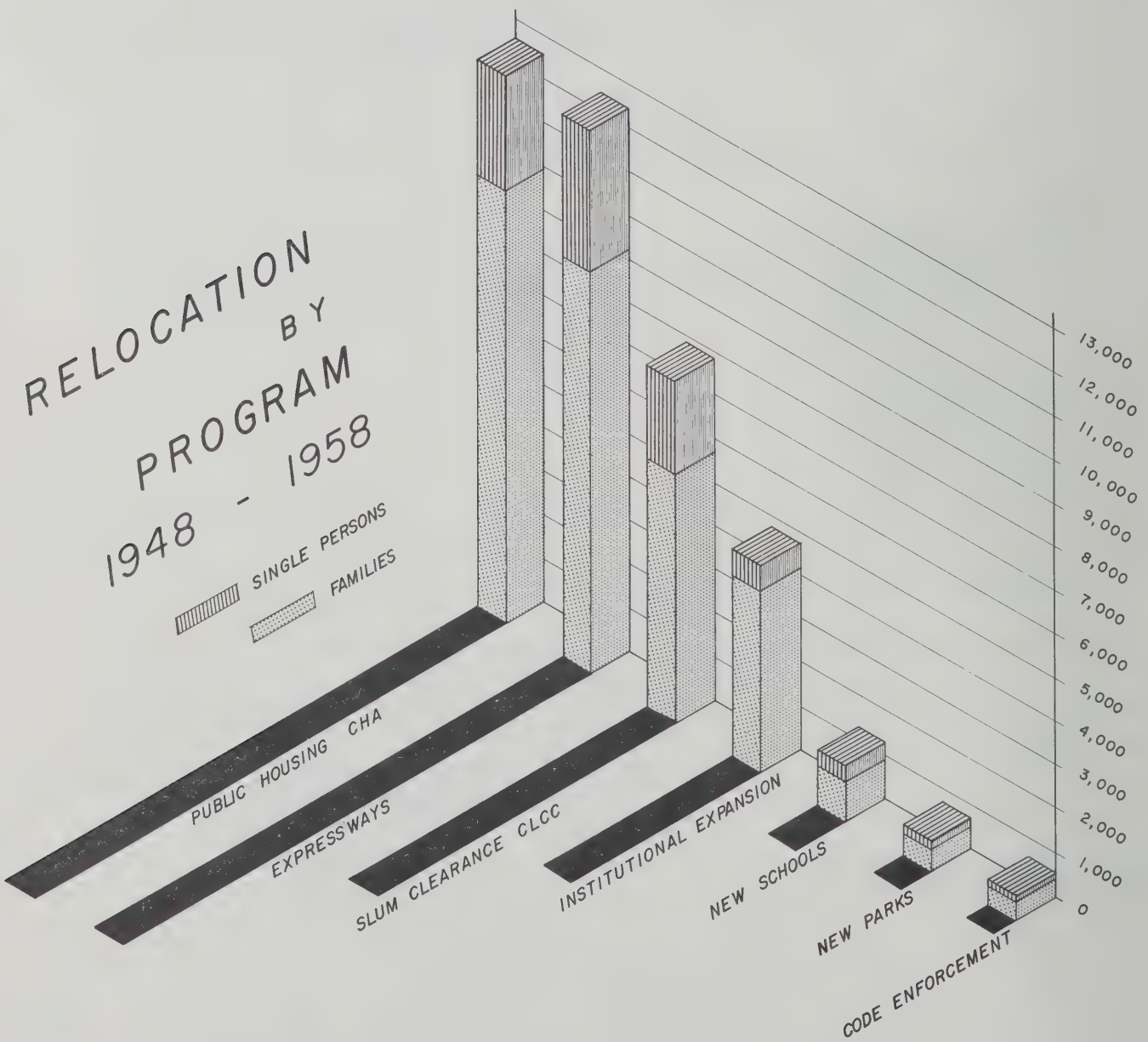
Programs involving active relocation:

1. Northwest Expressway - relocation completed
2. South Expressway - continued
3. Chicago Land Clearance Commission (5 projects) - continued
4. Public housing (10 projects) continued; beginning of relocation on 3 projects

5. Medical Center - continued
6. Department of Buildings - continued
7. Chicago Park District - continued
8. Board of Education - continued

Major relocation projects:

1. The South Expressway accounted for 25% (1,145 families) of relocation
2. The Northwest Expressway accounted for an additional 21% (948 families) of relocation
3. Relocation from areas purchased by the Board of Education was responsible for the displacement of 530 families - 12% of the relocation total for 1958



Rehousing Resources

Since 1950 the housing supply in Chicago has increased significantly both in quality and quantity of dwellings available. Families displaced by public projects, along with all households in Chicago, have shared in this improvement in housing.

Between April 1950 and January 1957 housing conditions in Chicago improved as follows:

Dilapidated units DECREASED	26.9%
Substandard units DECREASED	33.5%
Overcrowding (1.51 or more persons per room) DECREASED	29.8%
Crowding (1.01 or more persons) DECREASED	18.3%
Doubling up DECREASED	31.9%
Vacant dwellings INCREASED	70.0%

Source: National Housing Inventory, Chicago Supplement

The National Housing Inventory indicated that from 1950 to 1957 Chicago's total dwelling units increased some 59,000 units or 5.3 percent, from 1,106,119 units in 1950 to 1,164,768 units in January 1957. This increase in dwelling units exceeded the increase in Chicago's population, which gained 2.8 percent for the total population and 3.7 percent for the population in households (as estimated by the Chicago Community Inventory, University of Chicago). As a result of increases in the number of dwellings and increases in the population, the average number of persons per dwelling unit in Chicago declined slightly from 3.18 persons in 1950 to 3.17 persons in 1957.

New construction contributed 381,000 dwellings to the total supply in the Metropolitan Area from January 1950 through December 1958. Of this number 113,100 dwellings were added in the City of Chicago 10,796 of which were publicly-owned units.

The following data shows a substantial growth in the various components of Chicago's housing supply:

1. Rental housing in Chicago increased by 16,160 units from 1950 through December 1958. From 1950 to January 1957 rental units increased by 5,000 units. From 1957 through December 1958 new construction added 11,160 rental dwellings in Chicago.

2. Sales housing in Chicago increased by 62,729 dwellings from 1950 through December 1958. From 1950 to January 1957, sales housing increased by 54,500 dwellings (based on the NHI). Since January 1957 an additional gain of 8,229 sale units has been registered.

3. Public housing in Chicago increased by 10,797 dwelling units between 1950 and December 1958.

4. Existing housing has also become more readily available. In 1957 about 20,200

dwellings were vacant and available for rent or sale in Chicago as compared to only 9,100 such available vacant dwellings in 1950.

5. Turnover of occupancy also provides a substantial housing resource for displaced families. Slightly more than one-fourth (25.7) of Chicago's households in 1957 had moved into their present dwelling unit in 1955 or 1956. For renter-households the most comparable percentage was 31.5.

Public Housing

For low-income families, large families, aged persons with limited resources and recipients of public aid, the dwellings operated by the Chicago Housing Authority comprise an important relocation resource whish is fully utilized. All eligible low-income families displaced by public action receive priority for admission to public housing. Income admission limits for residence in public housing are higher for displaced families than for other low-income families.

	Annual Income Limits for Eligibility for Admission to Public Housing	
Size of Family	Displaced Families	Regular
1 - 2 persons	$4,250	$3,600
3 - 4 persons	$4,500	$3,800
5 - 6 persons	$4,750	$4,000
7 or more persons	$5,000	$4,200

On the basis of income, apparently one-half of all families living on clearance sites are eligible for admission to public housing. The record shows, however, that only 14% of the families relocated in the last 11 years have moved into public housing. Most of these moved directly into public housing, while some were temporarily relocated in private accommodations until appropriate units became available.

As of December 31, 1958, there were 18,458 units of public housing completed and under management. An additional 1,087 units were under construction and 8,571 units were authorized in projects in the planning, acquisition and clearance stages.

Private Housing

During the period 1948-1958 approximately 86% of relocated families found accommodations in the private housing supply. Site home owners usually purchased another building with the proceeds from the sale of their property. Renter families usually moved to better, larger and more adequate rental units paying somewhat higher rents than they paid for their accommodations in the clearance area.

A current study dealing with the quality of housing obtained by families relocated from Chicago Housing Authority clearance sites shows that their housing accommodations were substantially improved in the following respects:

	Before Relocation	After Relocation
Percent of families in standard units	16%	58%
Percent of families having central heating	56%	75%
Percent of families having private bath and toilet	60%	77%
Percent of families having hot running water	72%	92%
Percent of families living in converted units	45%	33%
Average number of rooms per unit	4.1	4.6
Median Gross Rent	$59.00	$84.00

Experience in Chicago over the past ten years indicates that displaced families who have taken advantage of the relocation services available in the City have generally obtained better accommodations at a cost within their means.

Section 221

In an effort to meet the needs of displaced families who are ineligible for public housing because their incomes exceed the admission limits, the City of Chicago, in 1957 requested that the City be certified as eligible for FHA Section 221 relocation housing mortgage insurance. The request was approved by the Housing and Home Finance Agency. The City's request involved a certification for 2,000 units.

Section 221 provides for 100% mortgages up to $9,000 per unit, or $10,000 in high cost areas. The City has been certified as a high cost area. Costs of construction in the Chicago area suggest limited use of this financing assistance.

TABLE I
NUMBER OF RESIDENTIAL OCCUPANTS RELOCATED
FROM CLEARANCE SITES IN 1958 AND 1957

Agency and Site	1958 Total	1958 Families	1958 Single Persons	1957 Total	1957 Families	1957 Single Persons
(REPORTING AGENCIES)	5,994	4,438	1,556	3,136	2,372	764
CHICAGO HOUSING AUTHORITY	1,338	1,015	323	524	370	154
Ill. 2-6 Monroe-Campbell	41	34	7			
Ill. 2-21 N Rockwell Gardens	6	3	3	4	4	
Ill. 2-21 R Rockwell Rehab.	13	13		13	12	1
Ill. 2-30 Ogden-Division	312	267	45	8	5	3
Ill. 2-31 Roosevelt-Blue Island	26	19	7	155	118	37
Ill. 2-33 (Scattered Sites)	326	226	100	130	85	45
Ill. 2-34 (Scattered Sites)	64	41	23	73	60	13
Ill. 2-35 (Lake-Damen)	301	219	82	141	86	55
Ill. 2-36 38th-Cottage Grove	92	75	17			
Ill. 2-37 40th-54th and State	157	118	39			
CHICAGO LAND CLEARANCE COMMISSION	750	450	300	930	692	238
Project #3				20	20	
Project #6A	90	34	56	67	44	23
Project #6B	219	156	63			
Project #6D	3	1	2			
Project #7	1	1		90	77	13
Hyde Park "A"	59	19	40	707	518	189
Hyde Park "B"				46	33	13
Ill. Inst. of Tech.	194	116	78			
Lake-Maplewood	57	47	10			
Lake-California	54	40	14			
13th-Blue Island	18	16	2			
North-LaSalle	42	15	27			
Roosevelt-Clinton	13	5	8			
CHICAGO PARK DISTRICT				105	27	78
HIGHWAY DEPARTMENTS	2,735	2,093	642	1,270	1,001	269
Northwest Expressway	1,266	948	318	1,185	927	258
South Expressway	1,469	1,145	324	85	74	11
DEPARTMENT OF BUILDINGS	281	178	103	76	51	25
MEDICAL CENTER COMMISSION	161	153	8	231	231	
BOARD OF EDUCATION	699	530	169			
CORPORATION COUNSEL (Parking Lots)	30	19	11			

* Until June, 1958, relocation figures were included in the Department of Building Reports.

TABLE 2
NUMBER OF NON-RESIDENTIAL TENANTS DISPLACED FROM CLEARANCE SITES IN 1958 AND 1957

AGENCY AND SITE	1958 Total	1958 Commercial	1958 Industrial	1957 Total	1957 Commercial	1957 Industrial
TOTAL (ALL SITES)	562	512	50	238	215	23
CHICAGO HOUSING AUTHORITY	80	66	14	29	26	3
R.H.9 Prairie Courts				1		1
Ill. 2-6 Monroe-Campbell	1	1				
Ill. 2-21 N Rockwell Gardens	1	1		3	2	1
Ill. 2-30 Ogden-Division	13	13				
Ill. 2-31 Roosevelt-Blue Island	11	9	2	12	11	1
Ill. 2-33 (Scattered Sites)	8	8		5	5	
Ill. 2-34 (Scattered Sites)	3	2	1	8	8	
Ill. 2-35 (Lake-Damen)	28	18	10			
Ill. 2-36 38th-Cottage Grove	9	8	1			
Ill. 2-37 40th-54th and State	6	6				
CHICAGO LAND CLEARANCE COMMISSION	64	62	2	127	124	3
Project #3				1	1	
Project #6A	9	9		13	13	
Project #6B	23	23				
Project #7 Michael Reese	3	1	2	6	4	2
Hyde Park "A"	2	2		104	103	1
Hyde Park "B"				3	3	
Ill. Inst. of Tech.	22	22				
13th-Blue Island	2	2				
North-LaSalle	3	3				
HIGHWAY DEPARTMENTS	316	282	34	81	64	17
Northwest Expressway	126	102	24	59	44	15
South Expressway	190	180	10	22	20	2
DEPARTMENT OF BUILDINGS	11	11		1	1	
MEDICAL CENTER COMMISSION	38	38				
BOARD OF EDUCATION	47	47				
CORPORATION COUNSEL* (Parking Lots)	6	6				

* Until June, 1958, relocation figures were included in the Department of Buildings reports.

TABLE 3
FAMILIES AND SINGLE PERSONS REMAINING ON
CLEARANCE SITES AS OF DECEMBER 31, 1958

AGENCY AND SITE	TOTAL	FAMILIES	SINGLE PERSONS
TOTAL (REPORTING AGENCIES)	22,549	14,333	8,216
CHICAGO HOUSING AUTHORITY	3,656	2,295	1,361
Ill. 2-21 Stateland-Rockwell	7	6	1
Ill. 2-21N Rockwell Gardens	7	6	1
Ill. 2-21R Rockwell Rehab.	32	24	8
Ill. 2-30 Ogden-Division	86	74	12
Ill. 2-31 Roosevelt-Blue Island	36	13	23
Ill. 2-33 (Scattered Sites)	449	296	153
Ill. 2-36 38th-Cottage Grove	9	9	
Ill. 2-37 40th-54th and State	3,030	1,867	1,163
CHICAGO LAND CLEARANCE COMMISSION	5,058	3,818	1,240
Project #6B	299	183	116
Project #6D	680	547	133
Illinois Inst. of Tech.	83	63	20
Lake-Maplewood	741	657	84
Lake-California	389	353	36
13th-Blue Island	15	15	
North-LaSalle	1,474	823	651
Roosevelt-Clinton	404	341	63
Harrison-Halsted	725	630	95
Washington-Hermitage	248	206	42
COMMUNITY CONSERVATION BOARD	9,123	4,371	4,752*
Hyde Park-Kenwood	9,123	4,371	4,752*
HIGHWAY DEPARTMENTS	3,820	3,075	745
South Expressway	3,820	3,075	745
DEPARTMENT OF BUILDINGS	63	29	34
NEIGHBORHOOD REDEVELOPMENT COMMISSION	711	674	37
Southwest Hyde Park	711	674	37
BOARD OF EDUCATION	118	71	47

* Include 4,288 persons living in group households consisting of unrelated single persons.

TABLE 4

RELOCATION OF FAMILIES (F) AND SINGLE PERSONS (SP)
1948 THROUGH 1958

AGENCY AND SITE	1948-1958		1958		1957		1956		1955		1950-1954		1948-1949	
	F	SP	F	SP	F	SP	F	SP	F	SP	F	SP	F	SP
TOTAL (ALL SITES)	30,704	9,411	4,438	1,556	2,372	764	2,608	845	3,671	946	15,675	4,520	1,940	780
CHICAGO HOUSING AUTHORITY	9,822	2,665	1,015	323	370	154	475	160	1,966	503	5,753	1,522	243	3
A. Permanent Housing	7,464	2,655	1,015	323	370	154	471	160	1,491	503	3,874	1,522	243	3
RH-3 Ogden Courts	41	6									24	3	17	3
RH-7 Loomis Courts	70	12									70	12		
RH-8 Archer Courts	34	4									34	4		
RH-9 Prairie Courts	254	107					4	2	2	3	248	102		
Ill. 2-6 Monroe-Campbell	34	7	34	7										
Ill. 2-9 Dearborn Homes	190												190	
Ill. 2-14 Olander Extension	25	10					1	2	3	2	21	6		
Ill. 2-16 Ickes Homes	354	153									354	153		
Ill. 2-17 Abbott Homes	1,021	405									1,015	405	6	
Ill. 2-18 Wells Extension	648	271									618	271	30	
Ill. 2-19 Horner Homes	471	239							186	109	285	130		
Ill. 2-20 Cabrini Extension	1,668	453					3	1	789	209	876	243		
Ill. 2-21N Rockwell Gardens	420	172	3	3	4		264	112	149	57				
Ill. 2-21R Rockwell Rehab.	25	1	13		12	1								
Ill. 2-22 Stateway Gardens	812	335					198	43	285	99	329	193		
Ill. 2-29 Prairie Courts Ext.	78	24					1		77	24				
Ill. 2-30 Ogden-Division	272	48	267	45	5	3								
Ill. 2-31 Roosevelt-Blue Island	137	44	19	7	118	37								
Ill. 2-33 (Scattered Sites)	311	145	226	100	85	45								
Ill. 2-34 (Scattered Sites)	101	36	41	23	60	13								
Ill. 2-35 Lake-Damen	305	137	219	82	86	55								
Ill. 2-36 38th-Cottage Grove	75	17	75	17										
Ill. 2-37 40th-54th State	118	39	118	39										
B. Veterans Temporary	2,358						4		475		1,879			
CHICAGO LAND CLEARANCE COMMISSION	5,750	2,127	450	300	692	238	607	455	402	150	3,500	984	99	
Project #1 Lake Meadows	3,513	944									3,392	944	99	
Project #3	279	118			20		24	27	127	51	108	40		
Project #6A	153	124	34	56	44	23	21	28	54	17				
Project #6B	156	63	156	63										
Project #6D	1	2	1	2										
Project #7 Michael Reese	482	200	1		77	13	237	125	167	62				
Hyde Park "A"	851	462	19	40	518	189	284	214	30	19				
Hyde Park "B"	116	78	116	78										
Lake-Maplewood	47	10	47	10										
Lake-California	40	14	40	14										
13th-Blue Island	16	2	16	2										
North-LaSalle	15	27	15	27										
Roosevelt-Clinton	5	8	5	8										
CHICAGO PARK DISTRICT	489	294			27	78	12	1	66	16	384	199		
HIGHWAY DEPARTMENTS	9,144	3,133	2,093	642	1,001	2,269	1,174	202	707	158	3,579	1,085	590	777
Congress Expressway	3,472	1,695									2,882	918	590	777
Northwest Expressway	4,427	1,100	948	318	927	258	1,174	202	681	155	697	167		
South Expressway	1,219	335	1,145	324	74	11								
31st St. Grade Separation	26	3							26	3				
MEDICAL CENTER COMMISSION	1,934	76	153	8	231		270		233		747	68	300	
BOARD OF EDUCATION	889	346	530	169					53	30	306	147		
CORPORATION COUNSEL 1/	19	11	19	11										
DE LASALLE INSTITUTE	60	11							60	11				
ILLINOIS INST. OF TECH. 2/	1,300	429							155	71	925	358	220	
MICHAEL REESE HOSPITAL 3/	367	122									324	122	43	
VET. ADM. HOSPITAL	445												445	
CHICAGO DWELLINGS ASSOC.	78	16							14	6	64	10		
DEPARTMENT OF BUILDINGS	407	181	178	103	51	25	70	27	15	1	93	25		

1/ Included with Department of Buildings Reports until June, 1958.
2/ Relocation taken over by CLCC in 1958.
3/ Relocation taken over by CLCC in 1955 (Area #7).

TABLE 5
NON-RESIDENTIAL OCCUPANTS DISPLACED - COMMERCIAL (Comm.)
AND INDUSTRIAL (Ind.) 1949 THROUGH 1958

Agency and Site	Total 1949-1958		1958		1957	
	Comm.	Ind.	Comm.	Ind.	Comm.	Ind.
Total (Reporting Agencies)	2,045	276	512	50	215	23
CHICAGO HOUSING AUTHORITY	396	40	66	14	26	3
R.H.3 Ogden Courts	5	2				
R.H.7 Loomis Courts	5					
R.H.8 Archer Courts	5					
R.H.9 Prairie Courts	5	3				
Ill. 2-2 Cabrini Homes	60	1				
Ill. 2-6 Monroe-Campbell	1		1			
Ill. 2-16 Ickes Homes	20	1				
Ill. 2-17 Abbott Homes	44	10				
Ill. 2-18 Wells Extension	9					
Ill. 2-19 Horner Homes	38	3				
Ill. 2-20 Cabrini Extension	2	1				
Ill. 2-21 N Rockwell Gardens	38	3	1		2	1
Ill. 2-22 Stateway Gardens	75					
Ill. 2-29 Prairie Courts Ext.	1	1				
Ill. 2-30 Ogden-Division	13		13			
Ill. 2-31 Roosevelt-Blue Island	20	3	9	2	11	1
Ill. 2-33 (Scattered Sites)	13		8		5	
Ill. 2-34 (Scattered Sites)	10	1	2	1	8	
Ill. 2-35 Lake-Damen	18	10	18	10		
Ill. 2-36 38th-Cottage Grove	8	1	8	1		
Ill. 2-37 40th-54th and State	6		6			
CHICAGO LAND CLEARANCE COMMISSION	475	29	62	2	124	3
Project #1 Lake Meadows	158	12				
Project #3	69	8			1	
Project #6A	28	1	9		13	
Project #6B	23		23			
Project #7 Michael Reese	35	7	1	2	4	2
Hyde Park "A"	130	1	2		103	1
Hyde Park "B"	5				3	
Ill. Inst. of Tech.	22		22			
13th-Blue Island	2		2			
North-LaSalle	3		3			
HIGHWAY DEPARTMENTS	951	201	282	34	64	17
Congress Expressway	400	74				
Northwest Expressway	350	115	102	24	44	15
South Expressway	200	12	180	10	20	2
31st Street Grade Separation	1					
DEPARTMENT OF BUILDINGS	21		11		1	
MEDICAL CENTER COMMISSION*	48		38			
BOARD OF EDUCATION	80	3	47			
CORPORATION COUNSEL 1/	6		6			
MICHAEL REESE HOSPITAL 2/	4	3				
ILL. INST. OF TECH. 3/	64	1				

* Incomplete Report.
1/ Included with Department of Buildings Report until June, 1958.
2/ Relocation taken over by CLCC in 1955. (Area #7).
3/ Relocation taken over by CLCC in 1958.

TABLE 6
NUMBER AND PERCENT OF FAMILIES MOVED FROM
CLEARANCE SITES TO PUBLIC HOUSING
1950 - 1958

	Total (Reporting Agencies)	Chicago Land Clearance Commission *	Chicago Housing Authority	Highway Departments	Department of Buildings
1950-1958					
Total families moved	22,311	5,651	7,699	8,554	707
Moved to Public Housing	3,026	1,240	1,320	446	20
Percent	13.6	21.9	17.1	5.2	4.9
1958					
Total families moved	3,736	450	1,015	2,093	178
Moved to Public Housing	315	90	120	92	13
Percent	8.4	20.0	11.8	4.4	7.3
1957					
Total families moved	2,114	692	370	1,001	51
Moved to Public Housing	123	57	38	24	4
Percent	5.8	8.2	10.3	2.4	7.8
1956					
Total families moved	2,326	607	475	1,174	70
Moved to Public Housing	209	154	36	18	1
Percent	9.0	25.4	7.6	1.5	1.4
1955					
Total families moved	3,090	402	1,966	707	15
Moved to Public Housing	416	96	313	6	1
Percent	13.5	23.9	15.9	0.8	6.7
1954					
Total families moved	1,992	223	1,243	516	10
Moved to Public Housing	231	76	143	11	1
Percent	11.6	34.1	11.5	2.1	10.0
1953					
Total families moved	2,277	374	941	962	-
Moved to Public Housing	368	67	242	59	
Percent	16.2	17.9	25.7	6.1	
1952					
Total families moved	2,146	550	743	770	83
Moved to Public Housing	325	124	166	35	-
Percent	15.1	22.5	22.3	4.5	
1951					
Total families moved	2,366	1,255	583	528	
Moved to Public Housing	416	249	121	46	
Percent	17.6	19.8	20.7	8.7	
1950					
Total families moved	2,264	1,098	363	803	
Moved to Public Housing	623	327	141	155	
Percent	27.5	29.8	38.8	19.3	

* Chicago Land Clearance Commission data includes displaced families ultimately moved to Public Housing. Data for other agencies include only those families moved directly to public Housing.

TABLE 7
NUMBER AND PERCENT OF DISPLACED FAMILIES WITH CHILDREN
MOVED TO PUBLIC HOUSING 1952 - 1958

	Total (Reporting Agencies)	Chicago Land Clearance Commission	Chicago Housing Authority	Highway Departments	Department of Buildings
1952-1958					
Total Number Displaced	10,502	1,549	4,251	4,554	148
Moved to Public Housing	1,589	495	870	215	14
Percent	15.1	32.0	20.5	4.7	9.5
1958					
Total Number Displaced	2,426	272	678	1,364	112
Moved to Public Housing	262	66	106	80	10
Percent	10.8	24.3	15.6	5.9	8.9
1957					
Total Number Displaced	923	not	233	654	36
Moved to Public Housing	47	available	27	20	4
Percent	5.1		11.6	3.0	11.1
1956					
Total Number Displaced	1,484	394	283	807	
Moved to Public Housing	150	121	16	13	
Percent	10.1	30.7	5.6	1.6	
1955					
Total Number Displaced	1,578	211	992	375	
Moved to Public Housing	294	79	211	4	
Percent	18.6	37.4	21.3	1.1	
1954					
Total Number Displaced	1,290	137	838	315	
Moved to Public Housing	200	63	128	9	
Percent	15.5	46.0	15.3	2.8	
1953					
Total Number Displaced	1,504	233	690	581	
Moved to Public Housing	341	56	227	58	
Percent	22.7	24.0	32.9	10.0	
1952					
Total Number Displaced	1,297	302	537	458	
Moved to Public Housing	285	110	144	31	
Percent	22.0	36.4	26.8	6.8	

UNIVERSITY OF ILLINOIS-URBANA
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CITY OF CHICAGO

RICHARD J. DALEY
MAYOR

TENANTS RELOCATION BUREAU

D. E. MACKELMANN
Director

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